



CHARLES
HEAD



22 FORE STREET

Kingsbridge, South Devon
£190,000 FREEHOLD

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A spacious double fronted retail (A1 Useage) shop occupying a prime trading position in the busiest area of the town where there are wide pavements and a lot of pedestrian footfall.

Kingsbridge is Devons most southerly market town and is very much the central shopping destination of the many outlying villages with an overall resident population of some 18,000 which swells hugely in the holiday periods with tourists and second home owners. The great natural beauty of the countryside and in particular the coastline is a great magnet for people to work, live in, retire or to come here for their holidays. There are a good number of small independent retail shops in Fore Street which helps make this an interesting town.

The Retail and Storage Areas that comprise the whole of the Ground floor is currently unoccupied and is available with **Full Vacant Possession**. The First Floor which consists of two self contained flats and a part of the Freehold but will be retained by the present owners who will then hold the flats under a 999 year lease.

Front Area 33' x 17'9" = 593 SQFT. Approached through double opening doors with a double frontage providing a lot of display space. Timber effect flooring, suspended ceilings and hidden lighting. Counter and extensive shelving. Five steps up to:

Rear Shop Area 170 SQFT, with shelving and door to a series of Three Store Rooms.
Store No.1 10'10" x 9'5" = 110SQFT
Store No.2 12'3" x 8'2" = 101 SQFT
Store No.3 19'4" x 6'2" = 120 SQFT
Plus a useful understairs storage area.

SERVICES All mains services are either connected or available.

POSTCODE TQ7 1NY

Rateable Value
£13,500

Rates Payable 2017-2018
Believed to be in the region of £6,700 per annum.

Tenure
Freehold of the whole building subject to the two leases on the flats on the First Floor which will pay a Annual Nominal Ground Rent to the Freeholder.

DISCLAIMER

1. These particulars are intended as a fair description of the property and are prepared as a guideline. They do not constitute part of an offer or contract.
2. All measurements, areas and distances referred to are approximate. Orientations, descriptions and other statements are an opinion given in good faith and should not be relied upon as being a statement or representation of facts.
3. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.
4. Any reference in these particulars to alterations or a particular use of part of the property does not imply that a requirement of planning, building regulations or other consents have been obtained and prospective purchasers are advised to obtain verification from their solicitor or surveyor.
5. Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor.
6. Prospective purchasers should check with the agents any aspect of the property, which may be of particular importance and also availability before travelling any distance to view.

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